



## 49 Denmark Villas, Hove, BN3 3TD

£1,250 Per month

Maslen Letting Agents is delighted to offer a well presented top floor apartment in the heart of Hove, walking distance to the Hove Train Station, Church Road/George Street shops and the seafront. The property comprises one double bedroom with built in storage, living room, modern fitted kitchen, high spec. bathroom with separate built in shower cubicle, and gas central heating. EPC rating E. Council Tax Band B. Unfurnished and available from 8th June.

### **Communal Entrance**

Stairs leading to flat main entrance.

### **Entrance Hall**

Stairs leading to the top floor. Velux window. Doors leading to:

### **Eaves Storage**

Ample storage space with restricted head height.

### **Living Room**

12'11" x 10'5" (3.95m x 3.19m)

Westerly aspect rear windows with roof top views of Hove.

Radiator.

### **Kitchen**

Matching wall and base units incorporating the the electric oven with hob and extractor fan. Stainless steel sink with drainer and mixer tap. Space/plumbing for washing machine. Fridge/freezer. Wall mounted gas central heating combi boiler. Skylight.

### **Bedroom**

18'0" x 6'5" (5.49m x 1.97m)

South facing Velux windows with black out blinds. Built in wardrobe and a further storage cupboard. Radiator.

### **Bathroom**

Luxury bathroom with a free-standing bath with shower attachment. Built in shower cubicle with a rain shower and separate handheld shower, with built in shelving and lighting. Low level WC with storage. Stainless steel towel radiator.

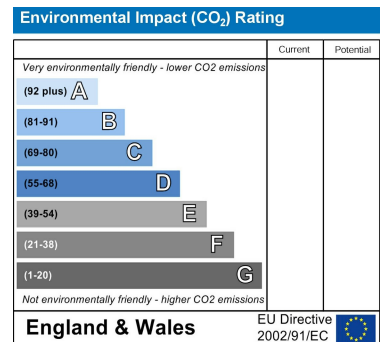
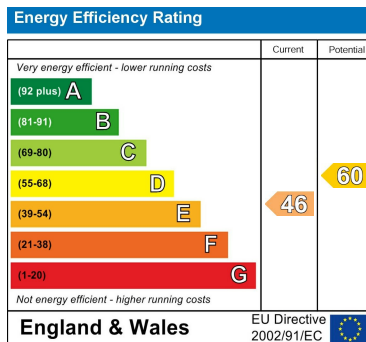


**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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